

Register of Deeds  
 Sharon A. Davis  
 Durham County, NC  
 09/22/2022 03:40:02PM  
 BT: OPR B: 9787 P: 073 Pages: 3  
 DEED - DEED  
 Fee: \$306.00 Excise Tax: \$280.00  
 INSTRUMENT #2022037790  
 Tonya Redfearn

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$280.00

Parcel Identifier No. 121847 Verified by .....County on the ..... day of ....., 2022  
 By:.....

Mail/Box to: Grantee  
 This instrument prepared by Donna R. Cohen, Esq.  
 Brief description for the Index Unit 3721C, University Commons

THIS DEED made this 22 day of September, 2022, by and between

GRANTOR	GRANTEE
Jazmear Limited Liability Company, a North Carolina limited liability company 233 Monticello Avenue Durham, NC 27707  <i>Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership</i>	Hopper Healed, LLC, a NC limited liability company 3721 University Drive, Unit C Durham, NC 27707

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor for a valuable consideration, paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

**Being known and designated as Unit Number 3721C as shown on a plat or plats entitled University Commons Condominium recorded in Condominium File 5, Pages 98 through 104, inclusive, in the Office of the Register of Deeds of Durham County, North Carolina; reference to which is hereby made for a more particular description of same.**

Submitted electronically by Donna R. Cohen, Attorney at Law, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

**Together with and subject to all rights and easements appurtenant to said unit as specifically enumerated in the Declaration of University Commons, a Condominium, recorded in the Office of the Register of Deeds of Durham County, North Carolina, in Book 2025, Page 248, as may be amended from time to time.**

**Subject to all the terms, provisions, conditions, obligations, limitations, restrictions, and easements binding upon the Units and Unit Owners as more particularly set forth in the Declaration and any amendment thereto.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2034, Page 542, Durham County, North Carolina.

All or a portion of the property herein conveyed \_\_\_includes or X does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Condo File No. 5, Pages 98 through 104, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**Ad valorem taxes for the year 2023 and subsequent years not yet due and payable; all easements, covenants and restrictions of public record.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**JAZMEAR LIMITED LIABILITY COMPANY, a North Carolina  
Limited liability company**

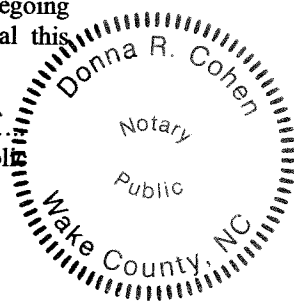
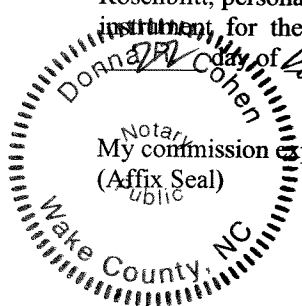
By: *[Signature]*  
**Daphne A. Rosenblitt, Member/Manager**

State of NC County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Jazmeare Limited Liability Company, by its Member/Manager, Daphne A. Rosenblitt, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22<sup>nd</sup> day of September, 2022.

My commission expires: 4/24/2023

*[Signature]*  
**Donna R. Cohen** Notary Public  
Notary's Printed or Typed Name



**EXHIBIT "A" – LEGAL DESCRIPTION**

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